HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Halifax CMA

Date Released: March 2016

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Canada

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HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the *Housing Now* report has become the *Housing Now Tables* and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the *Housing Market Insight*. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The *Housing Market Insight* will be released shortly.

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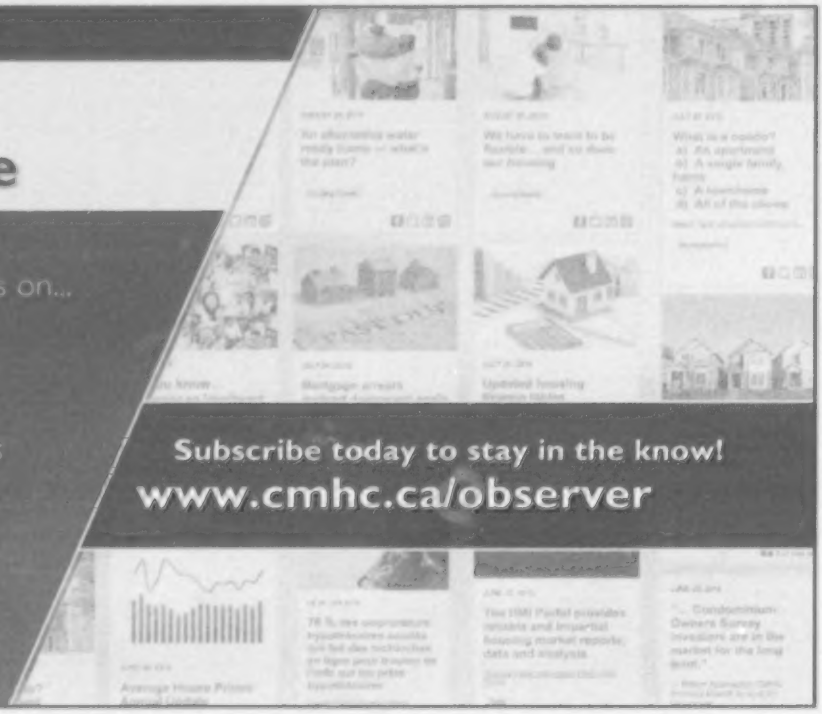

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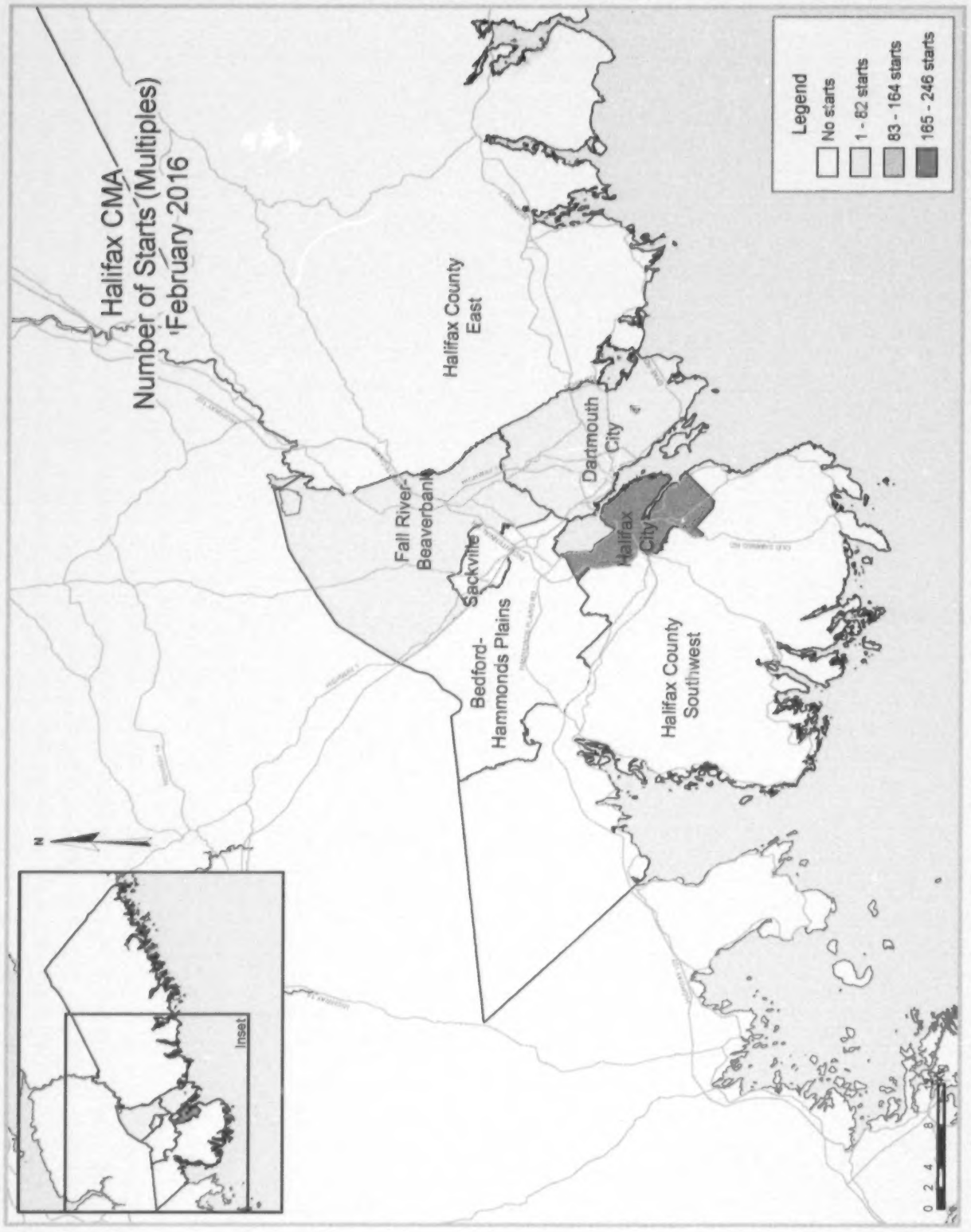
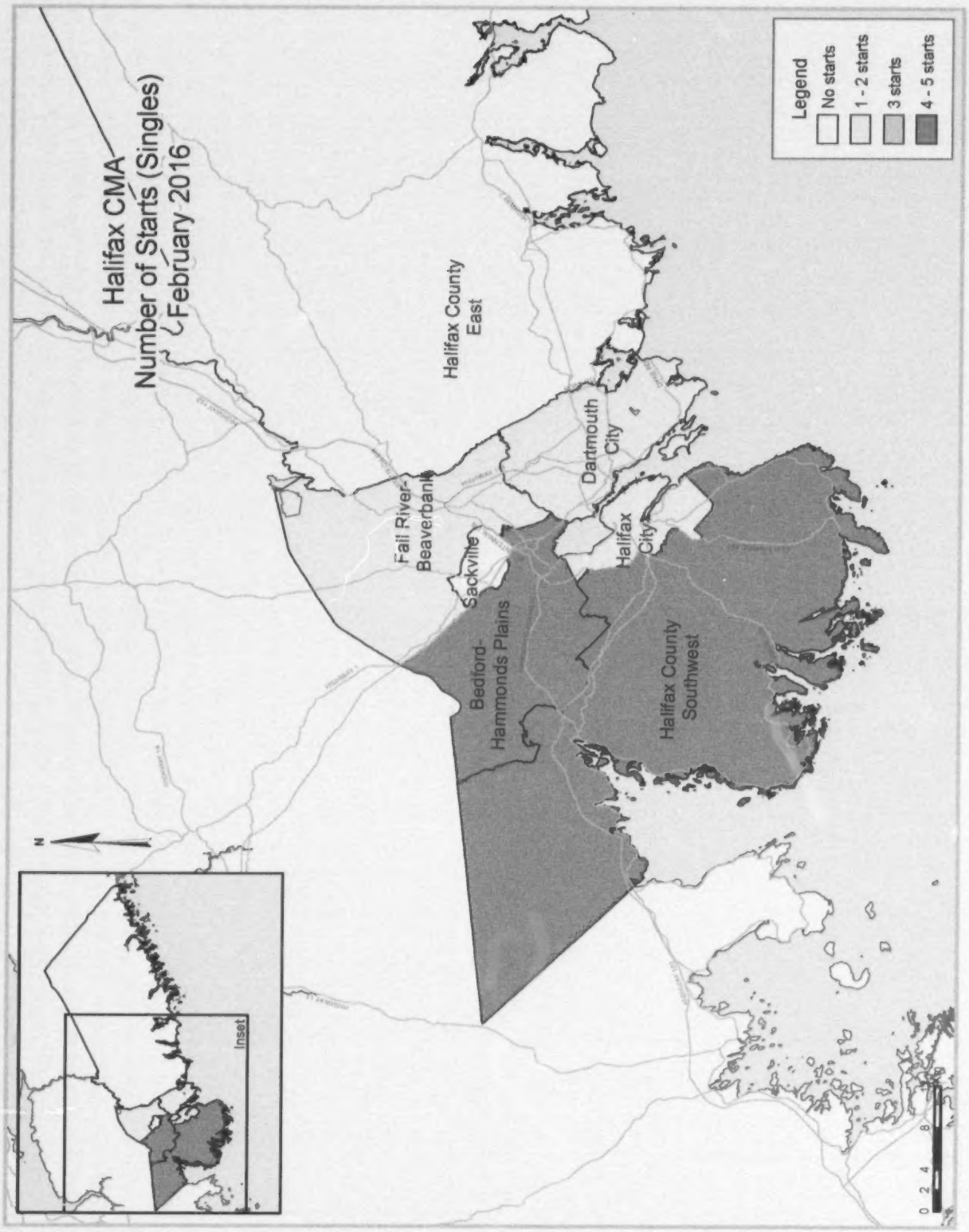
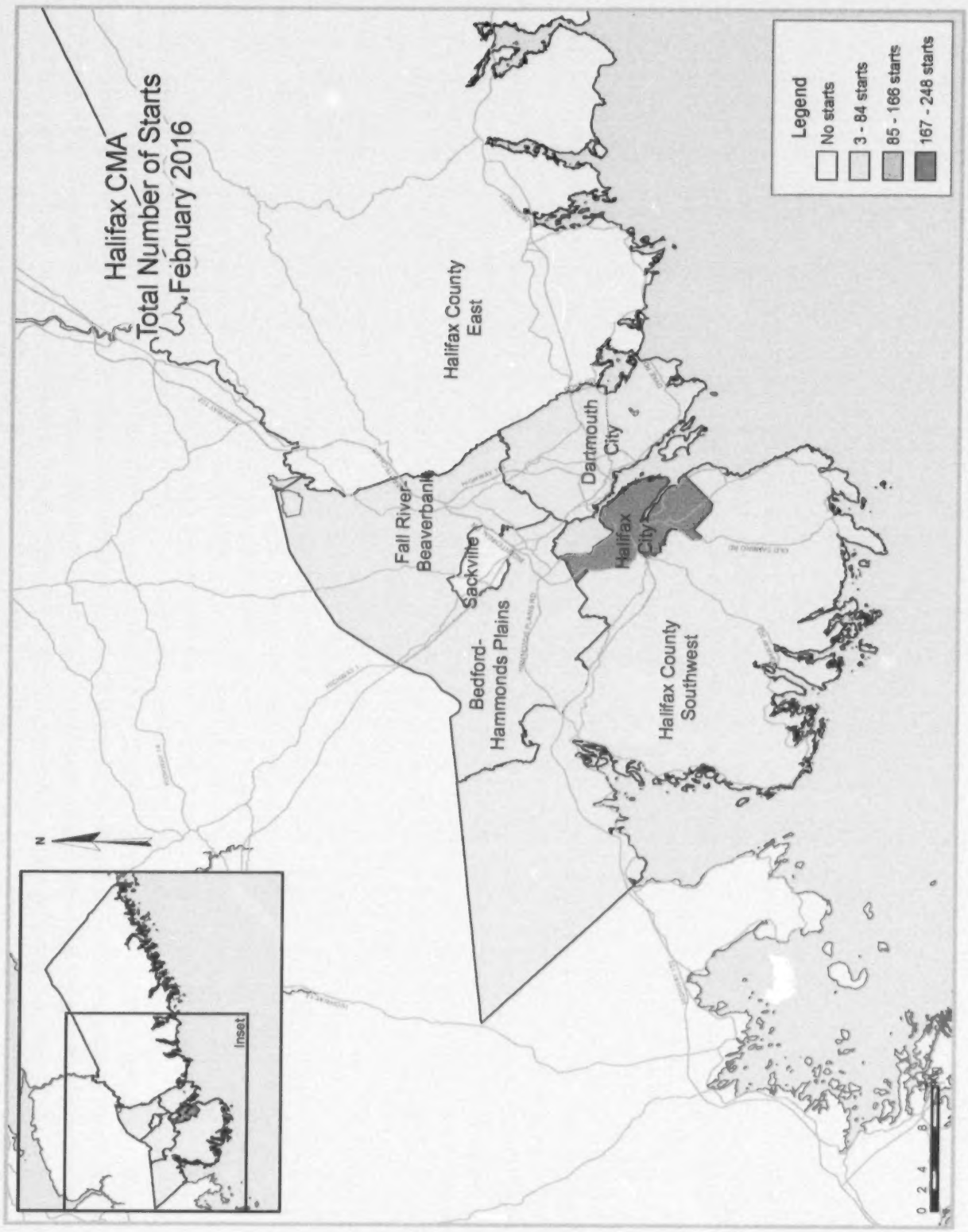
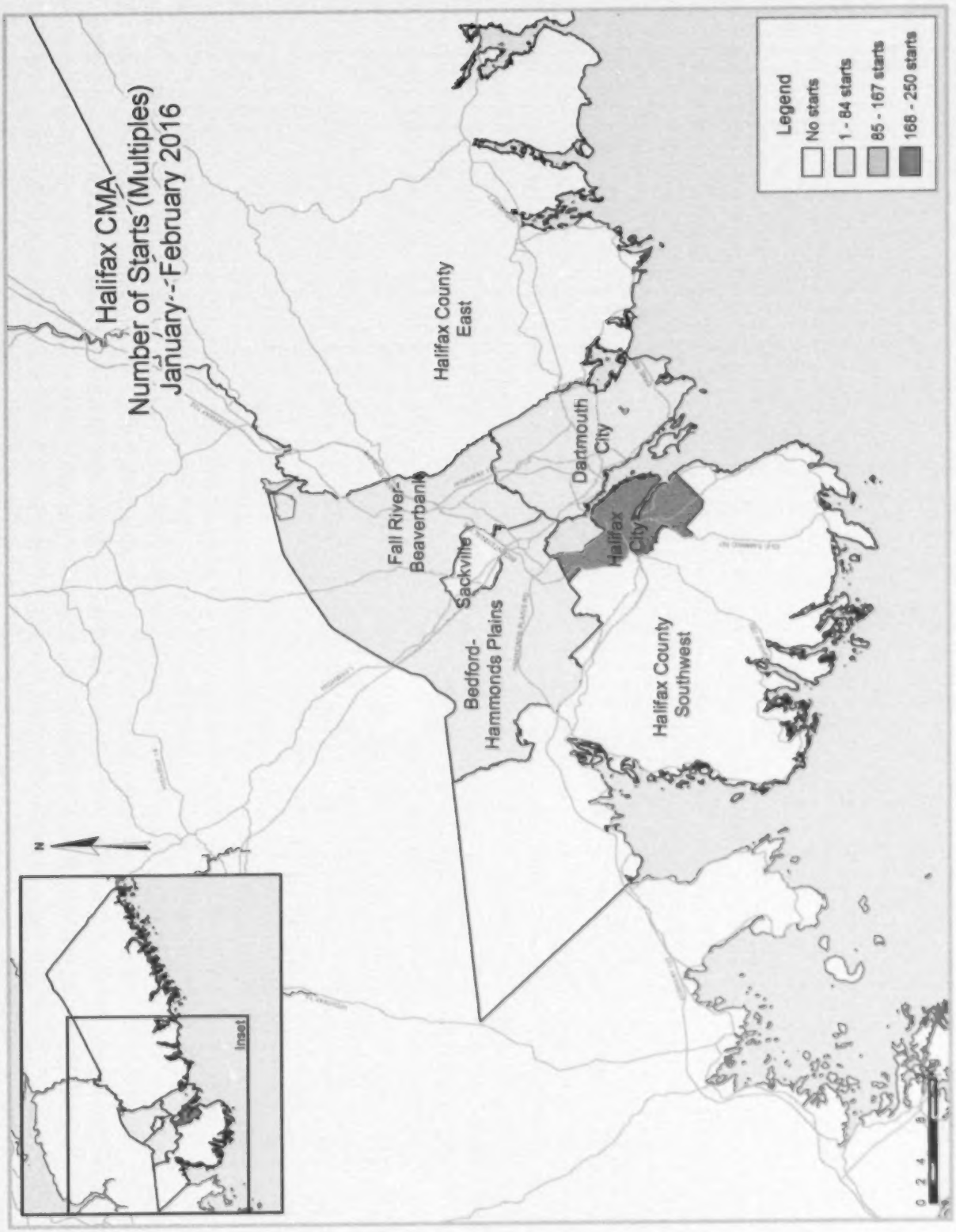
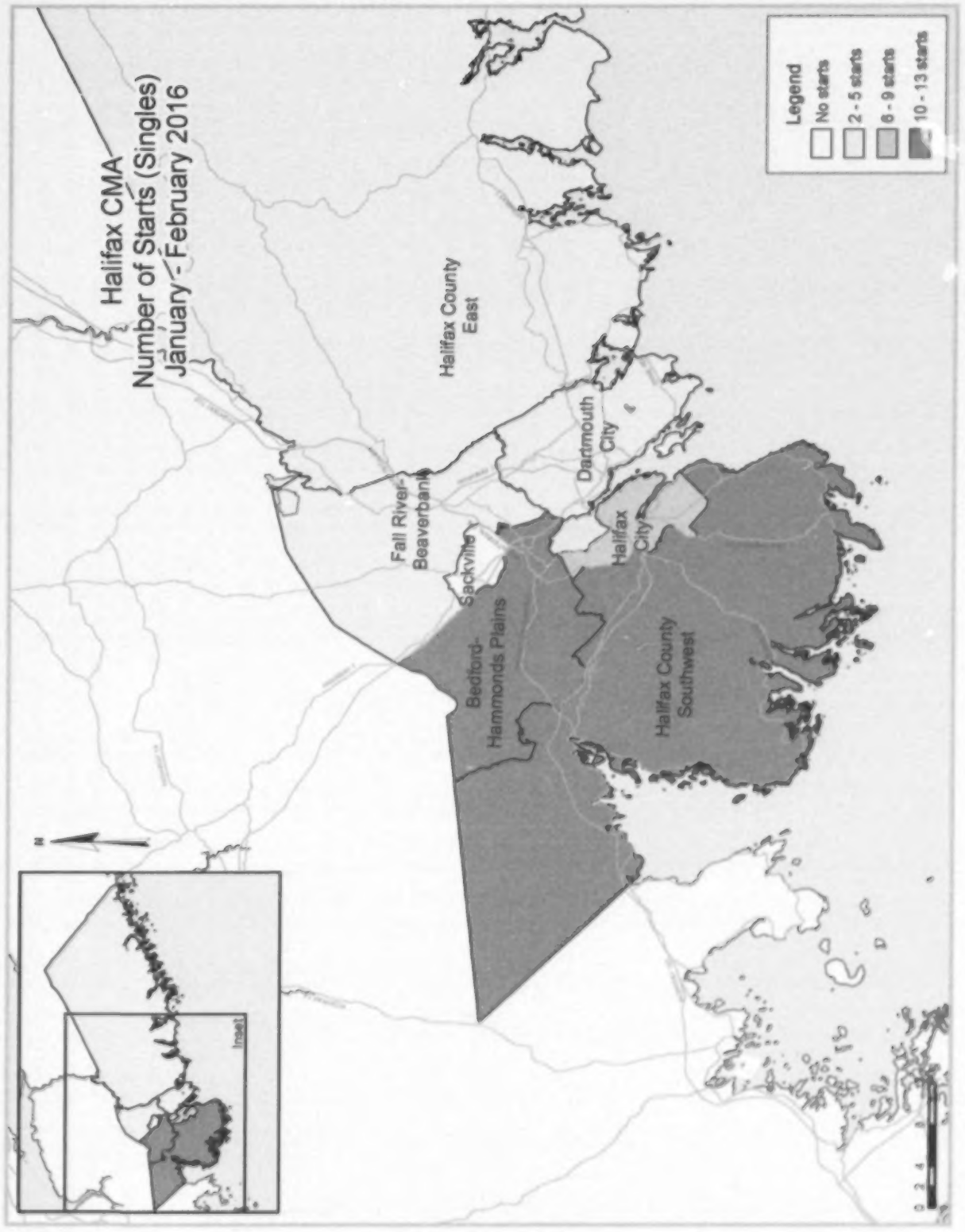
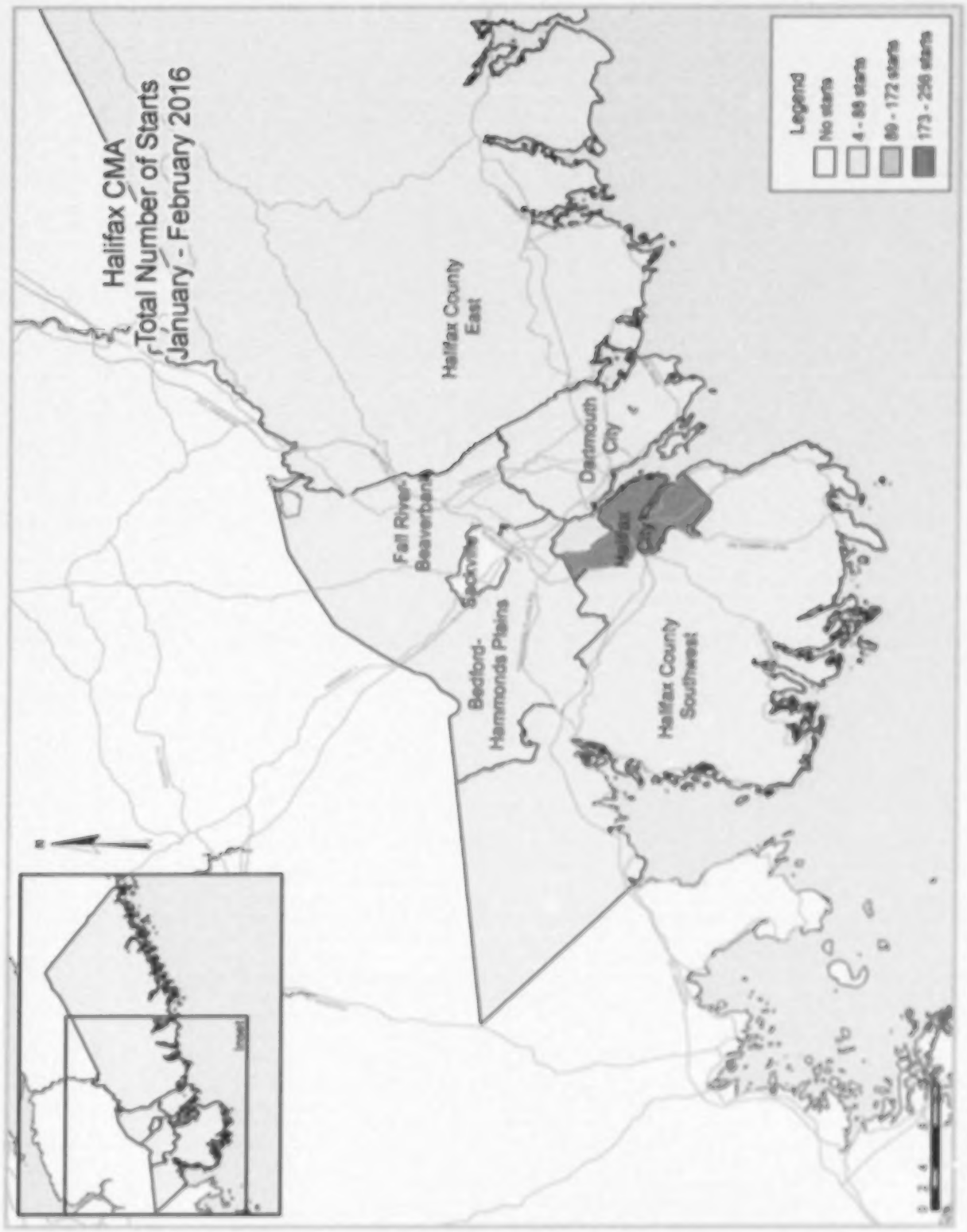

Halifax CMA
Number of Starts (Multiples)
February 2016
Legend
No starts
1 - 82 starts
83 - 164 starts
165 - 246 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
February 2016
Legend
No starts
1 - 2 starts
3 starts
4 - 5 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
February 2016
Legend
No starts
3 - 84 starts
85 - 166 starts
167 - 248 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Multiples)
January - February 2016
Legend
No starts
1 - 84 starts
85 - 167 starts
168 - 250 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
January - February 2016
Legend
No starts
2 - 5 starts
6 - 9 starts
10 - 13 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N


Halifax CMA
Total Number of Starts
January - February 2016
Legend
No starts
4 - 88 starts
89 - 172 starts
173 - 256 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) February 2016		
Halifax CMA[1]	January 2016	February 2016
Trend[2]	1,676	1,879
SAAR	3,201	3,444
	February 2015	February 2016
Actual	6	14
February - Single-Detached	2	25
February - Multiples	10	27
February - Total	67	39
January to February - Single-Detached	17	269
January to February - Multiples	64	307
January to February - Total		

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rate (SAAR).

Detailed data available upon request.

Table 1.1: Housing Activity Summary of Halifax CMA
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2016	116	8	43	0	0	0	0	260	371
February 2015	7	2	0	1	0	0	0	0	10
% Change	1557.1	300.0	n/a	-100.0	n/a	n/a	n/a	n/a	3610
Year-to-date 2016	281	43	143	0	0	0	0	260	927
Year-to-date 2015	80	8	0	1	0	0	10	0	99
% Change	251.3	437.5	**	-100.0	n/a	n/a	-100.0	n/a	836
UNDER CONSTRUCTION									
February 2016	298	66	88	0	0	344	20	5,312	5,868
February 2015	304	52	139	1	0	248	16	1,396	2,146
% Change	-2.0	26.9	-36.7	-100.0	n/a	138.7	25.0	280.5	173.4
COMPLETIONS									
February 2016	116	2	0	0	0	0	4	0	122
February 2015	39	2	6	0	0	0	0	20	69
% Change	197.4	0.0	-100.0	n/a	n/a	n/a	n/a	-100.0	76.8
Year-to-date 2016	165	12	31	0	0	0	11	84	303
Year-to-date 2015	78	6	31	0	0	0	10	410	535
% Change	111.5	100.0	87.8	n/a	n/a	n/a	10.0	-79.8	43.6
COMPLETED & NOT ABSORBED									
February 2016	79	11	26	0	3	53	n/a	n/a	169
February 2015	84	22	37	0	3	40	n/a	n/a	186
% Change	-11.9	-50.0	-29.7	n/a	0.0	32.5	n/a	n/a	-9.1
ABSORBED									
February 2016	18	8	17	1	1	0	n/a	n/a	31
February 2015	29	1	6	0	0	0	n/a	n/a	31
% Change	-37.9	**	183.3	n/a	n/a	n/a	n/a	n/a	0.0
Year-to-date 2016	68	11	31	1	1	0	n/a	n/a	92
Year-to-date 2015	74	7	14	0	0	0	n/a	n/a	95
% Change	-8.1	57.1	121.4	n/a	n/a	n/a	n/a	n/a	-3.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2 Housing Activity Summary by Submarket
February 2018

	Ownership						Rental		Total
	Freehold			Condominium					
	Single	Semi	Row, Apt & Other	Single	Row and Semi	Apt & Other	Single, Semi, and Row	Apt & Other	
STARTS									
Halifax City									
February 2018	2	4	0	0	0	0	0	345	345
February 2017	0	0	0	0	0	0	0	0	0
Dartmouth City									
February 2018	1	0	10	0	0	0	0	0	11
February 2017	1	0	0	0	0	0	0	0	1
Bedford/Hammonds Plains									
February 2018	5	0	0	0	0	0	0	0	5
February 2017	0	0	0	0	0	0	0	0	0
Sackville									
February 2018	0	0	0	0	0	0	0	0	0
February 2017	0	0	0	0	0	0	0	0	0
Fall River - Waverley									
February 2018	2	0	0	0	0	0	0	1	3
February 2017	1	0	0	0	0	0	0	0	1
Halifax County East									
February 2018	0	0	0	0	0	0	0	0	0
February 2017	1	0	0	1	0	0	0	0	2
Halifax County Southwest									
February 2018	4	0	0	0	0	0	0	0	4
February 2017	4	2	0	0	0	0	0	0	6
Halifax CMA									
February 2018	14	4	10	0	0	0	0	345	373
February 2017	7	2	0	1	0	0	0	0	10

Source: CMHC Starts and Completions Survey, Market Absorption Survey

Table 1.2 Housing Activity Summary by Submarket
February 2016

	Ownership						Rental		Total[2]
	Freehold			Condominium					
	Single	Semi	Row / Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi and Row	Apt. & Other	
Halifax CMA									
Halifax City									
February 2016	45	34	34	0	0	554	6	1,784	2,457
February 2015	50	130	68	0	0	138	8	486	1,004
Dartmouth City									
February 2016	15	12	24	0	0	116	5	314	486
February 2015	30	8	8	0	0	116	6	333	501
Bedford/Hammonds Plains									
February 2016	45	8	16	0	0	0	3	163	235
February 2015	58	4	32	0	0	0	6	70	170
Sackville									
February 2016	13	0	18	0	0	0	6	311	348
February 2015	45	6	17	0	0	0	6	348	421
Fall River - Waverley									
February 2016	36	15	6	0	0	0	14	6	85
February 2015	28	14	10	0	0	0	8	66	144
Halifax County East									
February 2016	36	6	0	0	0	0	6	1	79
February 2015	61	6	0	1	0	0	6	0	96
Halifax County Southwest									
February 2016	40	6	6	0	0	0	1	90	143
February 2015	40	6	30	0	0	0	6	84	166
Halifax CMA									
February 2016	230	66	86	0	0	668	30	2,514	3,594
February 2015	318	172	139	1	0	338	40	1,356	2,374

Source: CMHC (Starts and Completions Survey, Rental Market Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
February 2016	2	2	0	0	0	0	0	0	4
February 2015	2	0	0	0	0	0	0	4	6
Dartmouth City									
February 2016	2	0	0	0	0	0	0	0	2
February 2015	0	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains									
February 2016	0	0	0	0	0	0	2	0	2
February 2015	4	0	0	0	0	0	0	0	4
Sackville									
February 2016	3	0	0	0	0	0	0	0	3
February 2015	5	0	0	0	0	0	0	55	60
Cole Harbour - Westphal									
February 2016	1	0	0	0	0	0	4	0	5
February 2015	3	2	4	0	0	0	0	0	9
Halifax County East									
February 2016	2	0	0	0	0	0	0	0	2
February 2015	7	0	0	0	0	0	0	0	7
Halifax County Southwest									
February 2016	4	0	0	0	0	0	0	0	4
February 2015	8	0	0	0	0	0	0	0	8
Halifax CMA									
February 2016	14	2	0	0	0	0	6	0	22
February 2015	29	2	4	0	0	0	0	59	94

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Halifax City									
February 2016	12	3	13	0	0	51	n/a	n/a	79
February 2015	15	7	9	0	0	0	n/a	n/a	31
Dartmouth City									
February 2016	10	0	2	0	0	0	n/a	n/a	12
February 2015	14	1	4	0	0	0	n/a	n/a	19
Bedford-Hammonds Plains									
February 2016	17	0	1	0	0	0	n/a	n/a	18
February 2015	14	0	8	0	0	0	n/a	n/a	22
Sackville									
February 2016	8	3	6	0	0	2	n/a	n/a	19
February 2015	11	7	5	0	0	43	n/a	n/a	66
Fall River - Waverley									
February 2016	13	5	0	0	0	0	n/a	n/a	18
February 2015	20	7	1	0	0	0	n/a	n/a	28
Halifax County East									
February 2016	9	0	0	0	0	0	n/a	n/a	9
February 2015	6	0	0	0	0	0	n/a	n/a	6
Halifax County Southwest									
February 2016	7	0	4	0	2	0	n/a	n/a	13
February 2015	6	0	0	0	3	0	n/a	n/a	9
Halifax CMA									
February 2016	76	11	26	0	2	53	n/a	n/a	168
February 2015	86	22	27	0	3	43	n/a	n/a	181

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Halifax City									
February 2016	4	4	6	0	0	0	n/a	n/a	14
February 2015	2	0	0	0	0	0	n/a	n/a	2
Dartmouth City									
February 2016	1	0	0	0	0	0	n/a	n/a	1
February 2015	0	0	0	0	0	0	n/a	n/a	0
Bedford-Hammonds Plains									
February 2016	0	0	1	0	0	0	n/a	n/a	1
February 2015	1	0	2	0	0	0	n/a	n/a	3
Sackville									
February 2016	4	0	0	0	0	0	n/a	n/a	4
February 2015	2	0	0	0	0	0	n/a	n/a	2
Fall River - Waverley									
February 2016	2	0	0	0	0	0	n/a	n/a	2
February 2015	3	1	3	0	0	0	n/a	n/a	7
Halifax County East									
February 2016	3	0	0	1	0	0	n/a	n/a	4
February 2015	8	0	0	0	0	0	n/a	n/a	8
Halifax County Southwest									
February 2016	4	0	0	0	1	0	n/a	n/a	5
February 2015	8	0	1	0	0	0	n/a	n/a	9
Halifax CMA									
February 2016	18	4	7	1	1	0	n/a	n/a	31
February 2015	24	1	6	0	0	0	n/a	n/a	31

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	394	70	68	3	2	378	57	1,484	2,599
% Change	-18.8	0.0	-31.3	n/a	n/a	127.7	67.6	73.8	47.9
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096
% Change	0.7	-34.9	24.8	n/a	-69.4	-51.0	-73.7	-25.4	-15.8
2007	1,169	166	121	0	36	298	38	661	2,489
% Change	10.8	7.8	-6.2	n/a	140.0	12.0	**	-25.0	-0.9
2006	1,055	154	129	0	15	266	11	881	2,511

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	% Change
Halifax City	2	0	4	0	0	0	242	0	248	0	n/a
Dartmouth City	1	1	0	0	10	0	0	0	11	1	**
Bedford-Hammonds Plains	5	0	0	0	0	0	0	0	5	0	n/a
Sackville	0	0	0	0	0	0	0	0	0	0	n/a
Fall River - Beaverbank	2	1	0	0	0	0	1	0	3	1	200.0
Halifax County East	0	2	0	0	0	0	0	0	0	2	-100.0
Halifax County Southwest	4	4	0	2	0	0	0	0	4	6	-33.3
Halifax CMA	14	8	4	2	10	0	243	0	271	10	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Halifax City	6	3	8	0	0	0	242	0	256	3	**
Dartmouth City	2	1	0	0	16	0	0	0	18	1	**
Bedford-Hammonds Plains	13	6	2	0	0	0	0	0	15	6	150.0
Sackville	0	17	0	0	0	5	0	0	0	22	-100.0
Fall River - Beaverbank	3	7	0	0	0	8	1	0	4	15	-73.3
Halifax County East	4	4	0	2	0	0	0	0	4	6	-33.3
Halifax County Southwest	10	9	0	2	0	0	0	0	10	11	-9.1
Halifax CMA	38	47	10	4	16	13	243	0	307	64	**

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Halifax City	0	0	0	0	0	0	242	0
Dartmouth City	10	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	0	0	0	0	0	0	0
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	1	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	10	0	0	0	0	0	243	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	0	0	0	0	0	0	242	0
Dartmouth City	16	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	0	0	0	0	0	0	0
Sackville	0	5	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	8	0	0	1	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	16	5	0	8	0	0	243	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market February 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Halifax City	6	0	0	0	242	0	248	0
Dartmouth City	11	1	0	0	0	0	11	1
Bedford-Hammonds Plains	5	0	0	0	0	0	5	0
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	2	1	0	0	1	0	3	1
Halifax County East	0	1	0	1	0	0	0	2
Halifax County Southwest	4	6	0	0	0	0	4	6
Halifax CMA	28	9	0	1	243	0	271	10

Table 2.5: Starts by Submarket and by Intended Market January - February 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	14	3	0	0	242	0	256	3
Dartmouth City	18	1	0	0	0	0	18	1
Bedford-Hammonds Plains	15	6	0	0	0	0	15	6
Sackville	0	22	0	0	0	0	0	22
Fall River - Beaverbank	3	6	0	0	1	9	4	15
Halifax County East	4	5	0	1	0	0	4	6
Halifax County Southwest	10	10	0	0	0	1	10	11
Halifax CMA	64	53	0	1	243	10	307	64

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	% Change
Halifax City	2	2	2	0	0	0	0	4	4	6	-33.3
Dartmouth City	2	0	0	0	0	0	0	0	2	0	n/a
Bedford-Hammonds Plains	2	4	0	0	0	0	0	0	2	4	-50.0
Sackville	3	5	0	0	0	0	0	55	3	60	-95.0
Fall River - Beaverbank	1	3	0	2	4	4	0	0	5	9	-44.4
Halifax County East	2	7	0	0	0	0	0	0	2	7	-71.4
Halifax County Southwest	4	8	0	0	0	0	0	0	4	8	-50.0
Halifax CMA	16	29	2	2	4	4	0	59	22	94	-76.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Halifax City	8	7	2	2	15	13	90	289	115	311	-63.0
Dartmouth City	4	5	2	0	0	0	0	0	6	5	20.0
Bedford-Hammonds Plains	4	6	0	2	0	12	0	0	4	20	-80.0
Sackville	4	14	0	0	16	0	0	121	20	135	-85.2
Fall River - Beaverbank	11	11	4	2	8	4	1	0	24	17	41.2
Halifax County East	6	20	4	0	0	0	0	0	10	20	-50.0
Halifax County Southwest	11	17	0	0	0	0	0	0	11	17	-35.3
Halifax CMA	48	80	12	6	39	29	91	410	190	525	-63.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Halifax City	0	0	0	0	0	0	0	4
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	0	0	0	0	0	0	0
Sackville	0	0	0	0	0	0	0	55
Fall River - Beaverbank	0	4	4	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	0	4	4	0	0	0	0	59

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	15	5	0	8	0	0	90	289
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	12	0	0	0	0	0	0
Sackville	16	0	0	0	0	0	0	121
Fall River - Beaverbank	0	4	8	0	0	0	1	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	31	21	8	8	0	0	91	410

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Halifax City	4	2	0	0	0	4	4	6
Dartmouth City	2	0	0	0	0	0	2	0
Bedford-Hammonds Plains	0	4	0	0	2	0	2	4
Sackville	3	5	0	0	0	55	3	60
Fall River - Beaverbank	1	9	0	0	4	0	5	9
Halifax County East	2	7	0	0	0	0	2	7
Halifax County Southwest	4	8	0	0	0	0	4	8
Halifax CMA	16	35	0	0	6	59	22	94

Table 3.5: Completions by Submarket and by Intended Market
January - February 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	25	14	0	0	90	297	115	311
Dartmouth City	5	5	0	0	1	0	6	5
Bedford-Hammonds Plains	2	20	0	0	2	0	4	20
Sackville	20	14	0	0	0	121	20	135
Fall River - Beaverbank	15	16	0	0	9	1	24	17
Halifax County East	10	20	0	0	0	0	10	20
Halifax County Southwest	11	16	0	0	0	1	11	17
Halifax CMA	88	105	0	0	102	420	190	525

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2016

Submarket	Price Range										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $449,999		$450,000 - $549,999		$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
February 2016	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	-	-
February 2015	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	2	20.0	1	10.0	5	50.0	2	20.0	10	-	-
Year-to-date 2015	2	25.0	1	12.5	0	0.0	3	37.5	2	25.0	8	-	-
Dartmouth City													
February 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
February 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2015	3	75.0	0	0.0	0	0.0	1	25.0	0	0.0	4	-	-
Bedford-Hammonds Plains													
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2015	1	16.7	0	0.0	3	50.0	1	16.7	1	16.7	6	-	-
Sackville													
February 2016	0	0.0	2	50.0	0	0.0	1	25.0	1	25.0	4	-	342,450
February 2015	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	2	33.3	0	0.0	3	50.0	1	16.7	6	-	342,450
Year-to-date 2015	1	11.1	2	22.2	3	33.3	3	33.3	0	0.0	9	-	-
Fall River - Waverley													
February 2016	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
February 2015	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	-	-
Year-to-date 2016	2	18.2	5	45.5	1	9.1	1	9.1	2	18.2	11	-	425,400
Year-to-date 2015	1	7.7	4	30.8	1	7.7	5	38.5	2	15.4	13	-	505,760
Halifax County East													
February 2016	1	25.0	2	50.0	0	0.0	1	25.0	0	0.0	4	-	-
February 2015	5	62.5	2	25.0	0	0.0	1	12.5	0	0.0	8	-	-
Year-to-date 2016	2	28.6	3	42.9	1	14.3	1	14.3	0	0.0	7	-	-
Year-to-date 2015	14	70.0	3	15.0	0	0.0	2	10.0	1	5.0	20	-	226,486
Halifax County Southwest													
February 2016	0	0.0	3	75.0	0	0.0	0	0.0	1	25.0	4	-	-
February 2015	2	25.0	2	25.0	1	12.5	3	37.5	0	0.0	8	-	-
Year-to-date 2016	1	9.1	5	45.5	1	9.1	3	27.3	1	9.1	11	-	-
Year-to-date 2015	3	21.4	2	14.3	1	7.1	5	35.7	3	21.4	14	-	-
Halifax CMA													
February 2016	1	5.3	8	42.1	1	5.3	3	15.8	6	31.6	19	-	508,050
February 2015	7	29.2	6	25.0	3	12.5	7	29.2	1	4.2	24	385,000	375,867
Year-to-date 2016	5	10.2	19	38.8	4	8.2	13	26.5	8	16.3	49	-	445,687
Year-to-date 2015	25	33.8	12	16.2	8	10.8	20	27.0	9	12.2	74	400,000	423,086

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
February 2016

Submarket	Feb 2016	Feb 2015	% Change	YTD 2016	YTD 2015	% Change
Halifax City	-	-	n/a	-	-	n/a
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	-	-	n/a	-	-	n/a
Sackville	142,450	-	n/a	142,450	-	n/a
Fall River - Waverley	-	-	n/a	423,488	555,760	-23.8
Halifax County East	-	-	n/a	-	226,486	n/a
Halifax County Southwest	-	-	n/a	-	-	n/a
Halifax CMA	388,888	370,847	35.2	449,687	423,080	6.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	February 2016				February 2015				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price	Average Days on Market	Active Listings
Halifax City	97	395,914	123	753	73	366,486	89	703	32.9	8.0	38.2	7.1
Dartmouth City	85	341,338	101	437	69	334,033	82	456	23.2	2.2	23.2	-4.2
Bedford-Hammonds Plains	48	395,333	141	228	51	351,196	104	286	-5.9	12.6	35.6	-20.3
Sackville	34	285,967	89	251	30	296,433	109	269	13.3	-3.5	-18.3	-6.7
Halifax County Southwest	15	388,117	89	163	20	365,813	116	185	-25.0	6.1	-23.3	-11.9
Halifax County East	17	278,324	83	207	15	297,556	144	277	13.3	-6.5	-42.3	-25.3
Outside Halifax-Dartmouth Area	18	290,283	118	233	24	285,399	158	334	-25.0	1.7	-25.3	-30.2
Fall River-Beaver Bank	27	370,174	89	146	18	289,639	89	158	50.0	27.8	0.0	-7.6
Halifax CMA	343	367,239	114	2,238	301	335,233	114	2,695	14.0	9.5	0.0	-17.0

Submarket	Year-to-date 2016				Year-to-date 2015				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Sales-to-New Listings Ratio	Sales	Average Sale Price ($)	Average Days on Market	Sales-to-New Listings Ratio	Sales	Average Sale Price	Average Days on Market	
Halifax City	169	372,818	115		128	360,766	89		32.0	3.3	29.2	
Dartmouth City	159	335,158	100		150	329,269	87		6.0	1.8	14.9	
Bedford-Hammonds Plains	74	394,855	147		92	356,951	136		19.6	10.6	8.1	
Sackville	63	298,294	140		59	295,249	128		6.8	1.0	9.4	
Halifax County Southwest	45	363,355	108		36	349,950	118		25.0	3.8	-8.5	
Halifax County East	31	303,871	117		28	368,739	117		10.7	-17.6	0.0	
Outside Halifax-Dartmouth Area	34	356,150	113		32	332,146	165		6.3	7.2	-31.5	
Fall River-Beaver Bank	47	355,139	91		33	375,333	109		42.4	-5.4	-16.5	
Halifax CMA	651	346,350	117	1,415	513	371,690	117	1,570	12.3	-6.8	0.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: Nova Scotia Association of REALTORS®

Table 9: Economic Indicators
February 2016

		Interest Rates			Halifax Trade-Weighted Index (1997=100)	CPI, All-Items (2002=100)	Halifax Labour Market			
		5-yr Fixed Posted Rate ($400,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 3 Yr. Term			Employment ('000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2015	January	3.79	3.14	4.79	118.63	133.8	227	6.1	70.4	864
	February	3.67	3.09	4.74	118.51	134.15	230	6.3	69.7	870
	March	3.67	3.09	4.74	118.64	136.44	231	6.3	69.3	864
	April	3.61	3.09	4.69	118.64	136.53	232	6.8	69.7	856
	May	3.61	3.09	4.69	118.57	136.55	231	7.0	69.6	867
	June	3.61	3.09	4.69	118.45	136.55	231	6.9	69.1	851
	July	3.61	3.09	4.69	118.68	136.45	233	6.2	69.3	856
	August	3.61	3.09	4.69	118.68	136.66	233	5.8	69.3	879
	September	3.61	3.09	4.69	118.68	136.44	236	5.9	69.6	905
	October	3.61	3.09	4.69	118.45	136.66	236	5.9	69.6	890
	November	3.61	3.14	4.69	118.44	136.11	234	6.1	69.3	900
	December	3.61	3.14	4.69	118.64	137.17	233	6.3	67.9	894
2016	January	3.61	3.14	4.69		136.31	233	6.3	68.6	874
	February	3.61	3.14	4.69		136.44	233	6.8	69.1	899
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

5-yr fixed posted rate is for insured mortgages ($400,000 mortgage amortized over 25 years using current 5-year interest rate)
NHPI = New Housing Price Index
CPI = Consumer Price Index
SA = Seasonally Adjusted

Source: CREA; adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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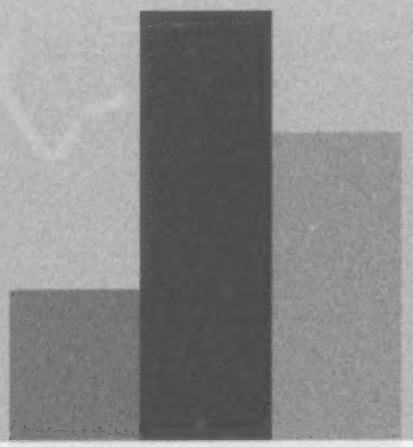

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